

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S Turnbrook Court. 910' N/W of	
the c/l Perry Woods Court	* ZONING COMMISSIONER
(39 Turnbrook Court)	
11th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 99-36-A
Frank Rosenberger, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Frank and Mary Rosenberger. The Petitioners seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. V.B.7 of the Comprehensive Manual of Development Policies {C.M.D.P.}) 343.75 sq.ft. of contiguous open space in lieu of the minimum required 500 sq.ft. for a proposed 19' x 12' deck. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

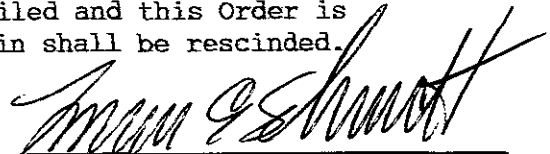
By

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of August, 1998 that the Petition for Administrative Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. V.B.7 of the Comprehensive Manual of Development Policies {C.M.D.P.}) 343.75 sq.ft. of contiguous open space in lieu of the minimum required 500 sq.ft. for a proposed 19' x 12' deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 21, 1998

Mr. & Mrs. Frank Rosenberger  
39 Turnbrook Court  
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Turnbrook Court, 910' N/W of the c/l Perry Woods Court  
(39 Turnbrook Court)  
11th Election District - 5th Councilmanic District  
Frank Rosenberger, et ux - Petitioners  
Case No. 99-36-A

Dear Mr. & Mrs. Rosenberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 38 Turnbrook Ct  
which is presently zoned DRS.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504.2 (V.B.7, CMAP)

*TO allow 393.75 sq ft. of contiguous open space in 1.00 of the minimum required 500 sq. ft.*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*See Affidavit*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: *7-21-98*

ESTIMATED POSTING DATE: *8/2*



Printed with Soybean Ink on Recycled Paper

ITEM #: *36*

*99-36-A*

ORDER RECEIVED FOR FILING  
Date *8/2/98*  
By *[Signature]*

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 39 Turnbrook Dr  
address  
Belt, Md 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Need deck to watch g kids in back yard  
want to keep dog on deck

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frank Rosenberg  
(signature)  
Frank Rosenberg  
(type or print name)



Mary Rosenberger  
(signature)  
Mary Rosenberger  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank J Rosenberg + Mary Rosenberger

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

16 July 98  
date

Steven Plow Benton  
NOTARY PUBLIC

My Commission Expires: 8 1 98

A-DE-PP

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 39 Turnbrook Dr  
address  
Beltz MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Allowable deck would not allow my kids to  
play on deck  
I want to watch my kids & need a deck  
Want to keep dog on deck

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frank Rosenberg  
(signature)  
Frank Rosenberg  
(type or print name)



Mary Rosenberg  
(signature)  
Mary Rosenberg  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Rosenberg

Mary Rosenberg

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

7 16 98  
date

Annex Pleu Blanton  
NOTARY PUBLIC

My Commission Expires: 8 1 98

A-DE-PP



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

39 Turnbrook Ct

which is presently zoned

ORF-5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504.2 (V.B.7, CMDP)

To allow a contiguous open space area of 393.25  
sq. ft. less than the minimum required 500 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Affidavit

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Frank Rosenberger  
(Type or Print Name)

Frank Rosenberger  
Signature

Mary Rosenberger  
(Type or Print Name)

Mary Rosenberger  
Signature

39 Turnbrook 410529-2715  
Address Phone No

Baltimore MD 21234  
City State Zipcode  
Name Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE

7-21-98

ESTIMATED POSTING DATE

8/2



Printed with Soy Ink on Recycled Paper

**99-36-A**

ITEM #: 36

## Zoning Description

### Zoning description for 39 Turnbrook

Beginning at a point on the North side of Turnbrook Ct. which is 80 feet wide and a distance of 910 feet north then West of Perry woods Court. Lot # 41 in the subdivision of Turnbrook as recorded in Baltimore County Plat Book # 68 folio # 111 containing 2625 square feet. Also known as 39 Turnbrook Court and located in the 11<sup>th</sup> Election District <sup>5<sup>th</sup></sup> Councilman district.

36

99-36-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Item No. 36  
046941

DATE 7-21-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Paul Ryder

FOR: Residential Variance Filing Fee  
Rosenberg's Property 39 Turnbrook Ct

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/21/1998	7/21/1998	11:17:29

REG NO. 03 CASHIER PWES PEM DRAWER 3  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 051607  
CS NO. 046941

50.00 CHECK  
Baltimore County, Maryland

99-36-A

CASHIER'S VALIDATION

## CERTIFICATE OF POSTING

887-3468

RE Case No

99-36-A

Petitioner/Developer

ROSENBERGER

Date of Hearing/Closing

8/17/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

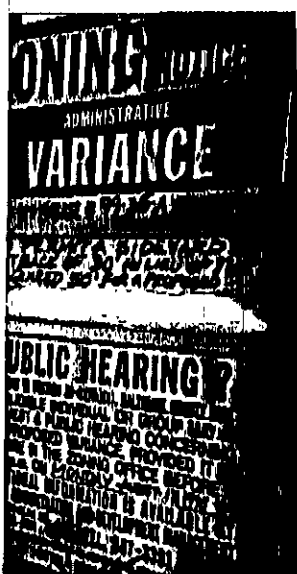
Post#	Coin	# of pages
Fax Note #7673		1
To	BETTY ZONINS	
Fax#	887-3468	
From	PAT	
Phone#	905-8571	

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 39 TURNBROOK CT,

The sign(s) were posted on

8/1/98

(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 8/12/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

99-35-A  
8/17/98  
ADVAR.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-36-A

Petitioner: Frank Rosenberger

Address or Location: 39 Turnbrook Ct. Balto, md, 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_

Address: Same

Telephone Number: (410) 529-2715

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 36 -A Address 39 Turnbrook Ct.

Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 7-21-98 Posting Date: 8-2-98 Closing Date: 8-17-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 36 -A Address 39 Turnbrook Ct.

Petitioner's Name Frank Rosenberger Telephone (410) 529-2715

Posting Date: 8/2/98 Closing Date: 8/17/98

Wording for Sign: To Permit a (rear yard) contiguous open space of  
393.75 sq ft. in lieu of the minimum required 500 sq ft.

## **APPROVED SIGN POSTERS**

Stacy Gardner  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Baltimore, MD 21784

Telephone: (410) 781-4000  
Toll Free: (800) 368-2295  
Fax: (410) 781-4673

Richard Hoffman  
904 Dellwood Avenue  
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: (410) 242-4263  
Mobile: (410) 382-4470

Tom Ogle  
325 Nicholson Road  
Baltimore, MD 21221

Telephone: (410) 687-8405  
Mobile: (410) 262-8163  
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.  
523 Penny Lane  
Hunt Valley, MD 21030

Telephone: (410) 666-5366  
Cell: (410) 905-8571  
Fax: (410) 628-2574  
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 12, 1998

Mr. & Mrs. Frank Rosenberger  
39 Turnbrook Court  
Baltimore, MD 21234

RE: Item No.: 36  
Case No.: 99-36-A  
Location: 39 Turnbrook Court

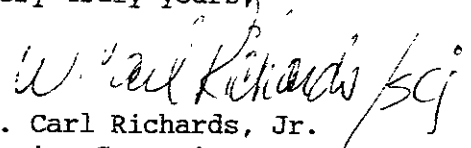
Dear Mr. & Mrs. Rosenberger:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 21, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027  
KAMBIZ KARIMIAN 031  
STERLING INDUSTRY LANE, L.L.C. 033  
JAMES ANDREW DUNNIGAN AND DOROTHEA  
DOLORES DUNNIGAN 035  
FRANK ROSENBERGER AND MARY ROSENBERGER 036  
PHYLLIS E. TYLER 037  
VERNON MERKLE AND MARILYN IRWIN 038  
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039  
NARINE BANAY 041  
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 3, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

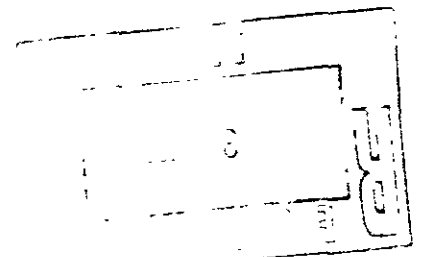
The Planning Office has no comments on the following petitions (s):

Item No. 35, 36, 37, 39, and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: Jeffrey W. Long

AFK/JL







**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-31-94  
Item No. 036 JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley - *RR:sp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: *Aug 3, 98*

DATE: *8/13/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	27	35	41
	28	36	
		37	424 RA
	31	38	
	33	39	43

RBS:sp

BRUCE2/DEPRM/TXTSBP

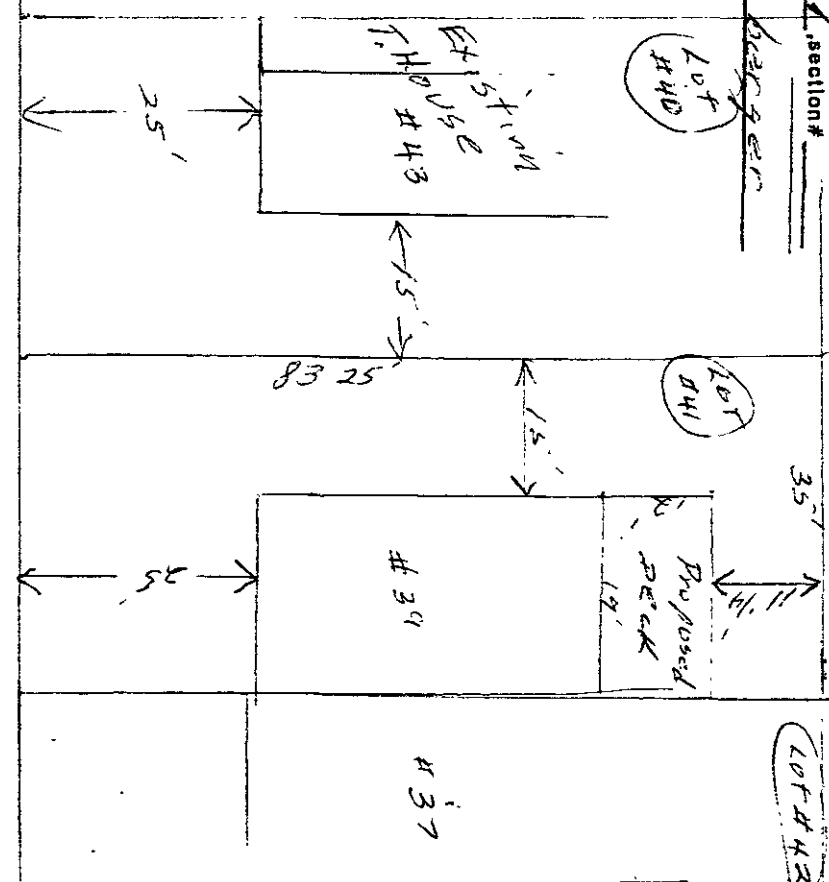
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 39 Turnbrook Ct. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Turnbrook

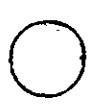
plat book# 68, folio# III, lot# 44, section#

OWNER: Frank Rosenberger



Turnbrook Ct.  
R/W Varies

910' to Perry Woods Ct.



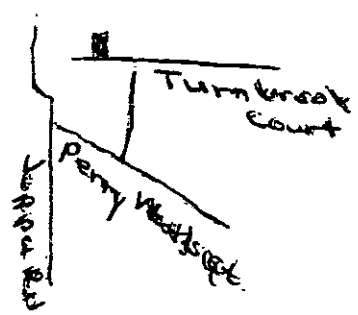
North

date: 7/21  
prepared by: gcl

Scale of Drawing: 1" = 20'



Vicinity Map  
scale: 1" = 1000'



## LOCATION INFORMATION

Election District: U1

Councilmanic District: 25

1"=200' scale map: NE 16F

Zoning: DR55

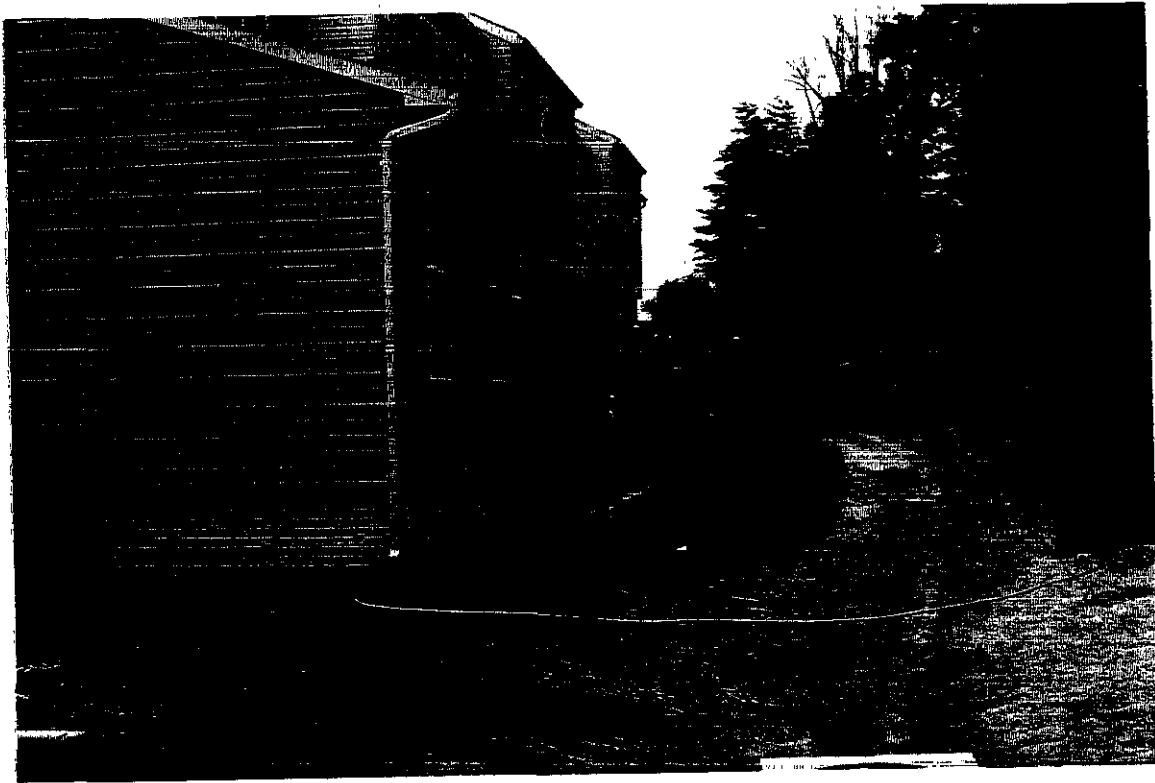
lot size: 22668 2913 square feet

- Public Private
- SEWER: ☒ ☐
- WATER: ☒ ☐
- Chesapeake Bay Critical Area: ☐ ☒
- Prior Zoning Hearings:

## Zoning Office USE ONLY!

reviewed by: gcl ITEM #: 36 CASE#:

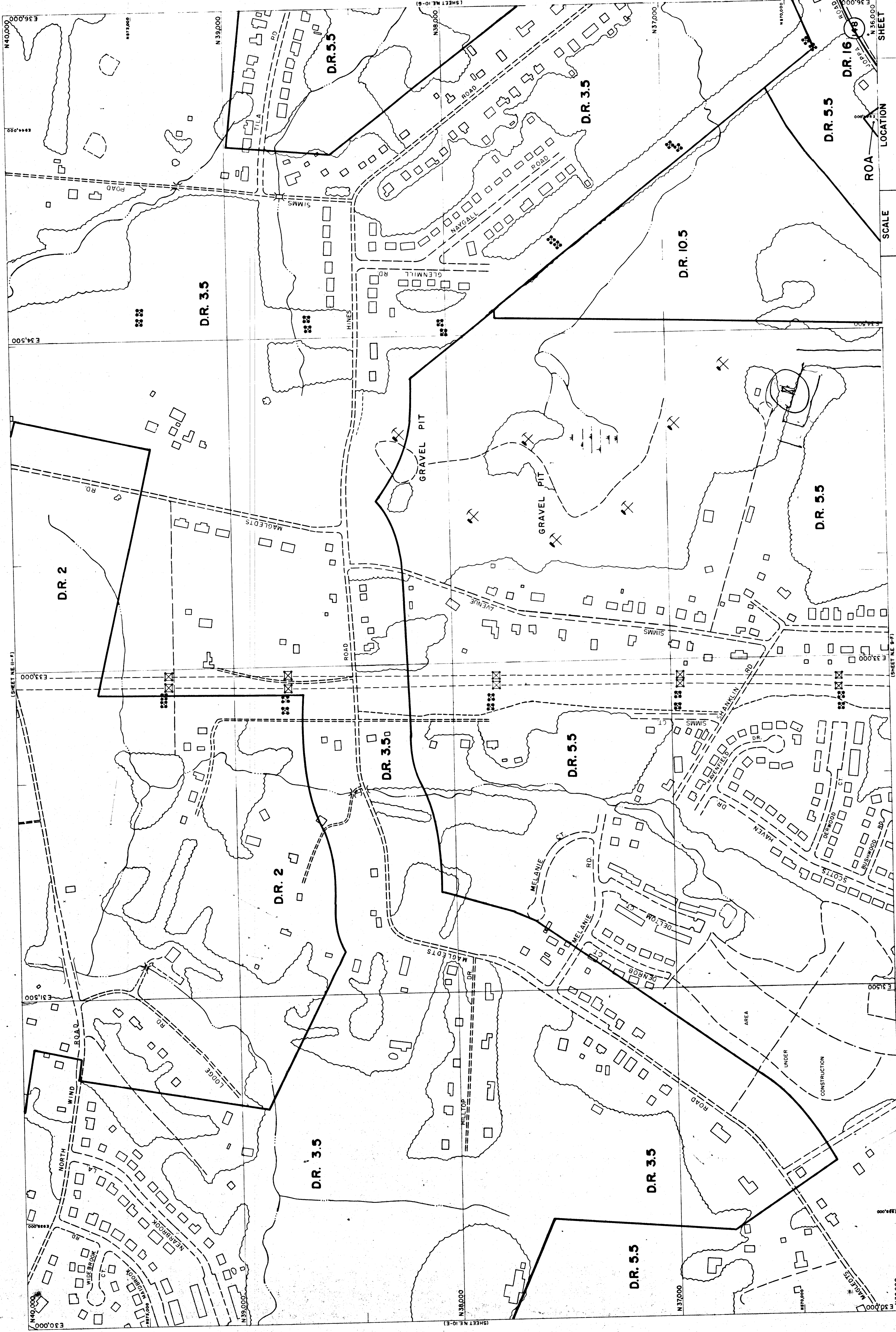
99-36-A





99-36-A

36



**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

19% COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

N - NE M - NW  
R - SE Q - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE  
1" = 200'

DATE OF PHOTOGRAPHY  
JANUARY 1986

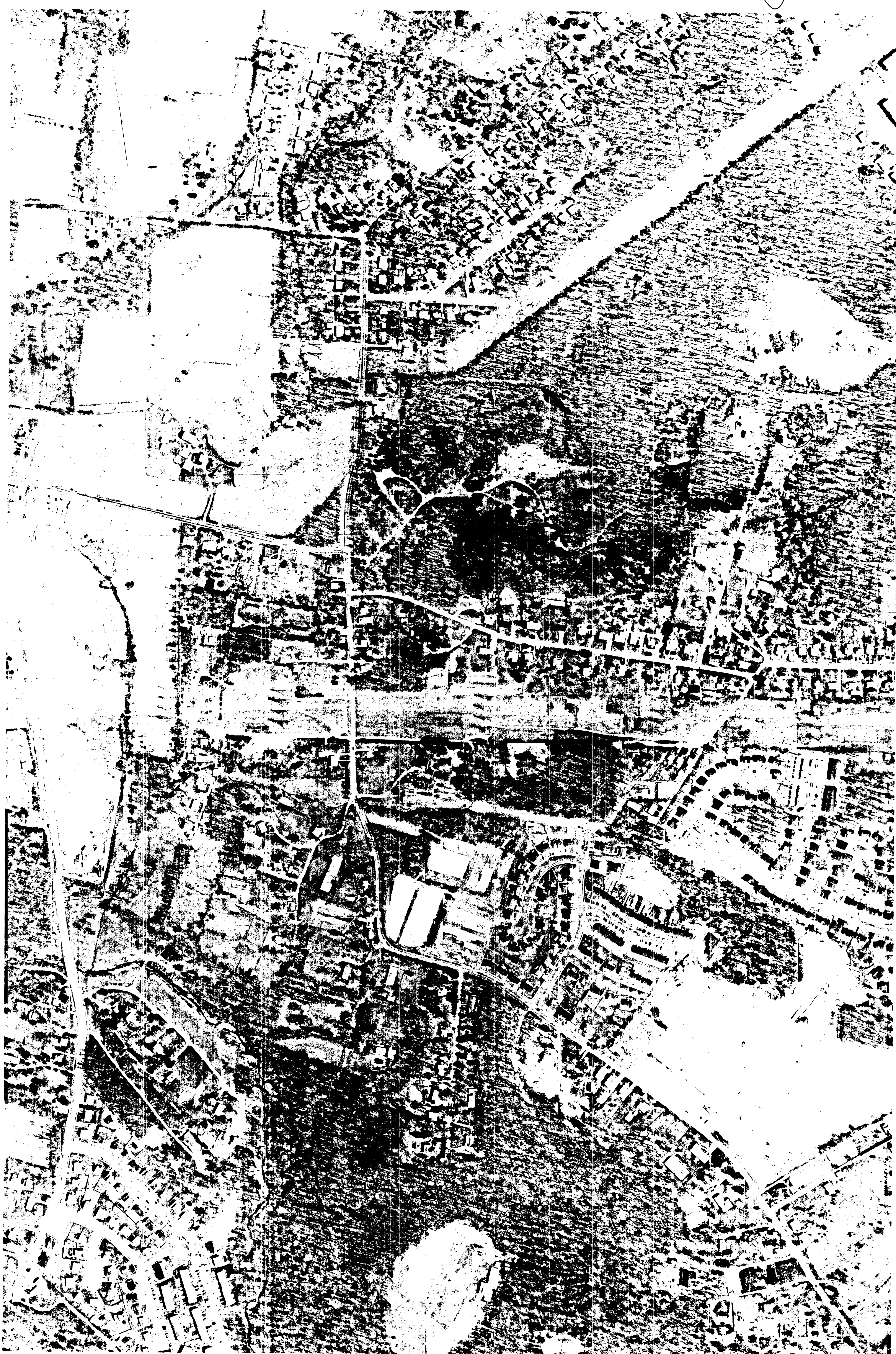
LOCATION  
CARNEY  
PERRY HALL

SHEET  
N.E.  
10-F

*Kevin Kamenev*  
Chairman, County Council

99-36-A





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SCALE 1" = 200' ±	LOCATION CARNEY PERRY HALL	SHEET N.E. 10-F
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

99.36-A